

TIVERTON HISTORIC PROPERTY OWNER'S GUIDE

Compiled by the
Tiverton Historic Preservation Advisory Board
www.tiverton.ri.gov/boards/historicpreservation.php

TIVERTON HISTORIC PROPERTY OWNER'S GUIDE

INTRODUCTION

Tiverton's Community Comprehensive Plan states: *Tiverton's historic buildings and areas are the core of the town's character which attracts residents and visitors.* Restoring an old home is preserving a part of heritage. An old home is a historic record of construction practices, home life, and Americana.

This booklet is provided by the Town of Tiverton as a simple and quick reference for owners of an historic property contemplating an exterior project to their property.

Tiverton has been a Preserve America Community since 2011. Preserve America is a Federal program that recognizes communities that protect and celebrate their heritage, use their historic assets for economic development and community revitalization, and encourage people to experience and appreciate local historic resources through education and heritage tourism programs.

Residents and non-residents have been drawn to Tiverton for its small-town rural character with historic stone walls, mature trees, fields, and architecture dating from its colonial beginning and Victorian merchant and sea captain homes. Most of these houses are well-cared for private residences, but there are some that have been transformed into small unique retail shops while maintaining their historic charm. Residents have taken considerable care in preserving and maintaining these buildings, stone walls, and their environs, showing great pride in ownership.

There are hundreds of historic properties in Tiverton shown on the GIS map on the Tax Assessor page on the Town of Tiverton website. A list of addresses for buildings with significant history and/or architecture are in the Building and Planning Departments, the Tax Assessor, and on the Historic Preservation Advisory Board's page on the Town website.

The Tiverton Historic Preservation Advisory Board has created a map listing over twenty historic sites and buildings. It is available at various public venues in town and on the Board's page on the Town website.

- The Collaboration for Common Sense Preservation created a website to challenge the assumption that owning an old house is expensive and time consuming. The site offers practical tips to help owners protect, maintain and maximize energy efficiency of their historic properties in a common sense, cost-efficient manner.
www.common sensepreservation.org/
- This information has been prepared by the Internal Revenue Service for use by applicants for the Historic Preservation Tax Incentives. Its purpose is to present an overview of the issues set forth, and it should not be relied upon as definitive tax advice. Applicants are strongly encouraged to consult their tax advisor or the Internal Revenue Service about the tax implications of the Historic Preservation Tax Incentives.
www.nps.gov/tps/tax-incentives/before-apply/irs.htm
- Technical Preservation Services develops historic preservation policy and guidance on preserving and rehabilitating historic buildings, administers the Federal Historic Preservation Tax Incentives Program for rehabilitating historic buildings, and sets the Secretary of the Interior's Standards for the Treatment of Historic Properties.
www.nps.gov/tps/index.htm

HISTORIC PLAQUE PROGRAM

Established in 2016 by the Tiverton Historic Preservation Advisory Board, this outreach program was created to highlight the historical architectural resources of the town. Properties listed on the Board's page on the town website are eligible for a plaque. Interested owners may complete the online order form and submit it with the plaque fee to the Board at Town Hall. The history of the property will be researched and given with the plaque to the owner.

RESOURCES FOR RESTORING & RENOVATING HISTORIC BUILDINGS

The main resource for restoring and maintaining a historic building is the Secretary of the Interior Rehabilitation Standards, located online at www.nps.gov/tps/standards.htm. It also addresses renewable energy sources such as solar and wind with regard to historic buildings.

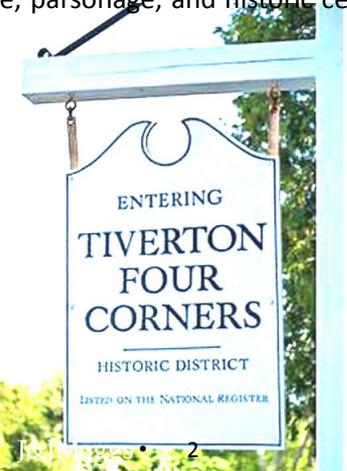
- Local resources:
 - RI Historical Preservation & Heritage Commission: www.preservation.ri.gov
 - Preserve RI: www.preserveri.org
 - Historic New England: www.historicnewengland.org
- Original drawings/plans/photos of the building
- Resources for historic house restorers:
 - www.oldhouses.com/resources
 - www.traditionalbuilding.com/
- Many opportunities exist both at the government level and through private and non-profit organizations for help in restoration and preservation.
www.ehow.com/list_6026060_old_home-restoration-grants.html#ixzz1n7m827ki
- Individuals 62 years and older who own old homes can apply for Very Low-Income Housing Repair grants. This program, sponsored by the USDA, provides grants used to renovate and repair homes after safety and health hazards have been removed. Recipients can receive grants up to \$7,500, as of 2011. One stipulation from the grant program is the homes must not be sold for three years or the money can be recouped.
www.ehow.com/info_8423462_grants-old-houses.html#ixzz1n7mPCj6h
- Old houses needing repairs to be made energy efficient can be paid for through the Department of Energy. Weatherization grants help low-income families save on energy costs by paying for projects such as replacing windows; adding weather stripping to doors; insulating walls, ceilings and attics; and replacing electrical, cooling and heating systems. As of 2011, the maximum cost for weatherizing a home under this program is \$6,500.
www.ehow.com/info_8423462_grants-old-houses.html#ixzz1n7mWVvis

TIVERTON'S HISTORIC DISTRICTS AND AREAS

NATIONAL REGISTER

There are four National Register Historic Districts in Tiverton, as well as individual buildings and sites on the National Register. (Note: Buildings that are either in process or have been nominated for the National Register are not listed here.)

- ❖ Bourne Mill – located in the northern end of the town near the Fall River border.
- ❖ Osborn-Bennet District– located adjacent to the north side of Route 24 on Main Road/Route 138. This consists of four houses (one on the west side across from the northernmost house on the east) and associated 18½ acres of agricultural land and woods abutting Route 24.
- ❖ Fort Barton – located opposite the Tiverton Town Hall on Highland Road; Revolutionary War redoubt and surrounding woods.
- ❖ Tiverton Four Corners District – ranging along Main Road from Amicable Church south to the Davenport House, including three buildings on the south side of Punkateest Neck Road and Gray's Ice Cream on East Road.
- ❖ Cook-Bateman Farm – located at the corner of Punkateest Neck and Pond Bridge Roads.
- ❖ Old Stone Church/First Baptist Church – located on Stone Church Road near the Little Compton border. This consists of the church, parish house, parsonage, and historic cemetery (north side of church).



OTHER HISTORIC AREAS

The following historic districts and areas are detailed in the 1983 preliminary report of historic and architectural resources by the RI Historical Preservation & Heritage Commission:

- ❖ Eagleville – located along Eagleville Road and Sucker Brook at the southeast edge of the Pocasset Cedar Swamp.
- ❖ Stone Bridge – located along Main Road from Route 24 south to the Quaket River near Bridgeport in the south, including Highland Road on Tiverton Heights and Riverside Drive along the shore. All side streets between these main arteries are included in this historic area.
- ❖ Bridgeport – located south of Stone Bridge, including the lower part of Sin and Flesh Brook, Bridgeport Road, and a short portion of Main Road.
- ❖ Nanaquaket Neck – located along Nanaquaket Road and several short side streets, bounded by the Sakonnet River on the west, Quaket River on the north, Nanaquaket Pond on the east, and a line from the pond to the river on the south.
- ❖ Punkateest Neck – located along parts of Punkateest Neck and Fogland Roads, bounded on the west by the Sakonnet River and Nonquit Pond on the east.

STONE WALLS

What New Englanders take for granted as part of a town's scenic character is something that no other part of America has: stone walls. They are an important historic resource adding to the character and charm of Tiverton.

Stone walls on an historic property must be protected since they are part of the historic character of the property, and very likely noted as boundary markers in the deed. Historic stone walls are protected by Rhode Island State law (RI General Laws Title 11, Sec. 41-32).

ECONOMIC IMPACT OF HISTORIC PRESERVATION

Decades of experience in communities across the nation demonstrate that historic preservation is good public policy, strengthens identity of place, and enhances quality of life. For any community, preservation of cultural resources:

- Teaches about the diversity of cultures in our communities.
- Provides a sense of place.
- Defines and protects local character, lifestyle, and identity.
- Enhances a community's image for residents, tourists, and business recruitment efforts.
- Reflects local values about a community's past, present, and future.
- Conveys community pride, well-being, and stability.
- Conserves resources (natural and manmade).
- Strengthens neighborhoods.
- Encourages civic pride and stewardship.
- Provides an innovative approach to increase densities and serves as an alternative to sprawling development.
- Revitalizes central business districts.

INCREASED PROPERTY VALUE

National studies have shown that historic houses that have been restored and maintained have higher property values. They also enhance the value of any adjacent houses in the neighborhood. By maintaining the historic character of the house, it also enhances the surrounding neighborhood's cultural character.

HERITAGE TOURISM

Each year, millions of travelers visit America's historic places. The National Trust for Historic Preservation defines heritage tourism as "traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present." Heritage tourism creates jobs and business opportunities, helps protect resources, and often improves the quality of life for local residents.